

## Unit 2 - 10 - de Soto Park North

2 - 10 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

### Unit Information

MLS Number:	A11692332
Status:	Active
Size:	1,750 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$485,000
List PPSF:	\$277
Valuated Price:	\$385,000
Valuated PPSF:	\$220

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



### Building Information

Number of units:	230
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

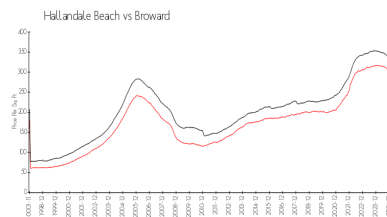
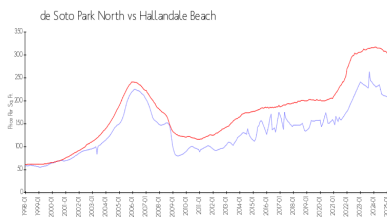
### Building Association Information

Desoto Park North Condominium Association Inc  
1926 Atlantic Shores Blvd  
Hallandale Beach, FL 33009  
(954) 454-3134

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,100 sq ft	Feb 2025	\$227,000	\$206
319	1,100 sq ft	Dec 2024	\$222,000	\$202
36	1,750 sq ft	Oct 2024	\$400,000	\$229
202	1,200 sq ft	Oct 2024	\$220,000	\$183
27	1,750 sq ft	Oct 2024	\$445,000	\$254

### Market Information



de Soto Park North:	\$220/sq. ft.	Hallandale Beach:	\$303/sq. ft.
Hallandale Beach:	\$303/sq. ft.	Broward:	\$324/sq. ft.

### Inventory for Sale

de Soto Park North	4%
Hallandale Beach	7%
Broward	5%

### Avg. Time to Close Over Last 12 Months

de Soto Park North	96 days
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Hallandale Beach  
Broward

89 days  
83 days